

TRIVEST LAND COMPANY INC.  
950 Tharp Road, Suite 202  
Yuba City, CA 95993

RECEIVED  
MAR 4 2010  
CITY OF  
WHEATLAND

March 3, 2010

Mr. Stephen L. Wright  
City Manager  
111 C Street  
Wheatland, CA 95692

Re: Request to Postpone Termination Proceedings for  
Heritage Oaks Estates East Development Agreement

Dear Mr. Wright,

Please accept this letter as our request to the City Council to postpone the March 9, 2010 public hearing at which time the Council is scheduled to consider termination of our Development Agreement for Heritage Oaks Estates East.

We are requesting a 90 day extension of time to allow us to continue discussing with you and key staff members regarding the payment of Trivest's share of the cost for the traffic signal at Highway 65 and Main Street. In response to the City's Notice of Default dated December 9, 2009, Trivest has paid the requested amounts for the Levee Development Fee Study and the City Entitlement and Processing charges. We are requesting the additional time to allow us to work with the City to determine both the amount due and a program for payment.

We appreciate the Council's consideration of our request and look forward to working with you.

Sincerely,



Ron Scott, President  
Trivest Land Company, Inc.



11011 Richmond Ave., Suite 850  
Houston, TX 77042

March 4, 2010

Mr. Stephen Wright  
City Manager  
City of Wheatland  
111 C Street  
Wheatland, CA 95692

Subject: Request for 45 Day Continuance – Notice to Terminate Development Agreement & City Council Hearing set for March 9, 2010.  
**JONES RANCH aka LAKEMONT OVERLAND CROSSING,  
Wheatland, Yuba County, California**

Dear Stephen:

We request a 45 day continuance of the March 9, 2010 City Council hearing regarding the termination of the Jones Ranch Development Agreement. The subject project was foreclosed on October 30, 2009 by RBC Real Estate Finance, Inc., a Delaware Corporation ("REFI"), as evidenced by TS Deed 08-24882. However, the City's December 9, 2009 Notice of Default and February 24, 2010 Notice of Termination letters ("Notices") were sent to Lakemont Homes. As such, REFI recently became aware of the Notices earlier this week and requests 45 days to review project documents and work with City staff to respond to the issues described in both Notices.

Please address all future subject property correspondence to REFI as follows:

RBC Real Estate Finance, Inc.  
Attn: Chad Botkin  
11011 Richmond Ave, Suite 850  
Houston, TX 77042

In addition, please direct the City's response to our request for a 45 day continuance to Daron Anderson with MDI Asset Management at your earliest convenience. We understand he has already provided his contact information to you.

If you have any questions I may be reached at 713-706-4817.

Sincerely,

**RBC Real Estate Finance, Inc.**

A handwritten signature in blue ink, appearing to read 'Chad Botkin', is written over a light blue horizontal line.

Chad Botkin  
National Manager – OREO Land and Lots